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7 *Attorneys for Defendants*
Bank of America, N.A. as itself and as successor by
8 *merger to BAC Home Loans Servicing, LP;*
ReconTrust Company, N.A.; and Mortgage
9 *Electronic Registration Systems, Inc.*

10 UNITED STATES DISTRICT COURT
11 DISTRICT OF NEVADA
12

13 KAREN GUERTIN,

14 Plaintiff,

15 vs.

16 BANK OF AMERICA N.A., BAC HOME
LOANS SERVICING, LP; RECONTRUST
17 COMPANY; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., and DOES
18 1-100,

19 Defendants.

Case No.: 2:11-cv-00985-JCM-RJJ

ORDER CANCELING LIS PENDENS

20 On January 11, 2012, Plaintiff filed a Voluntary Dismissal without Prejudice as to
21 Defendants RECONTRUST COMPANY, N.A., BANK OF AMERICA, N.A., for itself and as
22 successor by merger to BAC HOME LOANS SERVICING, LP, and MORTGAGE ELECTRONIC
23 REGISTRATION SYSTEM, INC. (collectively, **Defendants**) [Dkt. 16].

24 Defendants requests that the lis pendens Plaintiff KAREN GUERTIN (**Plaintiff**) recorded
25 against the subject property be canceled.

26 The Court finds that Plaintiff recorded a Notice of Lis Pendens (**Lis Pendens**) on or about
27 June 15, 2011, as Instrument Number 201106150005127 in real property records maintained by the
28 Clark County Recorder. A copy of the Lis Pendens is attached hereto as **Exhibit A** and fully

1 incorporated by reference.

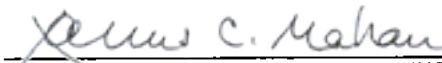
2 Upon consideration of Defendants' request to cancel the above-referenced Lis Pendens, and
3 good cause appearing therefore, the Court hereby grants Defendants their requested relief and rules
4 as follows:

5 1. It is ordered, adjudged, and decreed that the above-referenced Lis Pendens is hereby
6 canceled, released, and expunged.

7 2. It is further ordered, adjudged, and decreed that this Order canceling the above-
8 referenced Lis Pendens has the same effect as an expungement of the original Lis Pendens.

9 3. It is further ordered, adjudged, and decreed that Defendant record a properly certified
10 copy of this Cancellation Order in the real property records of Clark County, Nevada within a
11 reasonable amount of time from the date of this Order's issue.

12 APPROVED:

13 
14 UNITED STATES DISTRICT JUDGE
Dated: March 29, 2012

15 Submitted by:
16 **AKERMAN SENTERFITT LLP**

17 /s/ Diana S. Erb
18 ARIEL E. STERN, ESQ.
Nevada Bar No. 8276
19 DIANA S. ERB, ESQ.
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1160 Town Center Drive, Suite 330
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20 *Attorneys for Defendants*
21 *Bank of America, N.A., for itself and as*
22 *successor by merger to BAC Home Loans*
23 *Servicing, LP; ReconTrust Company;*
24 *Mortgage Electronic Registration Systems,*
25 *Inc.*

EXHIBIT A

EXHIBIT A

(2)

Inst #: 201106150005127

Fees: \$16.00

N/C Fee: \$0.00

06/15/2011 04:34:18 PM

Receipt #: 813307

Requestor:

KAREN GUERTIN

Recorded By: SAO Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 179-28-713-005

11 digit Assessor's Parcel Number may be obtained at:

<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Lis Pendens

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Karen Guertin

Return to:

Name Karen Guertin

Address 9360 W. Flamingo Rd #110-526

City/State/Zip LAS Vegas, NV 89147

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12_2010

FILED
-- ENTERED -- SERVED ON
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2011 JUN 15 P 4:05

CLERK OF COURT
DISTRICT OF NEVADA

BY _____ DEPUTY

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

LLOYD D. GEORGE U.S. COURTHOUSE

KAREN GUERTIN,

Plaintiff,

v.

**Bank of America N.A.; BAC Home Loans
Servicing, LP; ReconTrust Company;
Mortgage Electronic Registration Systems,
Inc., and DOES 1-100**

Defendants,

2:11-cv-00985-JCM -RJJ

Plaintiff's complaint against Defendants for
claims of: RESPA Violations; Fraud and
Intentional Deceit; General Breach of
Contract; Wrongful Foreclosure; Violations
of the Fair Debt Collection Act; Notary Fraud
and Fraudulent Assignment

APN# : 179-28-713-005

NOTICE OF LIS PENDENS

PLEASE TAKE NOTICE that an action has been commenced and is now pending in the above-entitled court under the docket number set forth above by Plaintiff Karen Guertin sues defendants Bank of America N.A.; BAC Home Loans Servicing, LP; ReconTrust Company; Mortgage Electronic Registration Systems; and DOES 1-100 for money damages and quiet title and states:

1. As Plaintiffs Karen Guertin have commenced an action against Defendants in Clark County.

LIS PENDENS

Page 1 of 2

2. Plaintiff Karen Guertin sues defendants Bank of America N.A.; BAC Home Loans Servicing, LP; ReconTrust Company; Mortgage Electronic Registration Systems; and DOES 1-100 for money damages and quiet title.
3. The object of the action is: RESPA Violations; Fraud and Intentional Deceit; General Breach of Contract; Wrongful Foreclosure; Violations of the Fair Debt Collection Act; Notary Fraud and Fraudulent Assignment.
4. The description of the real property to be affected is: commonly known as 980 Buffalo River, Henderson, Nevada 89015 APN: 179-28-713-005

Dated this 15th day of June, 2011



Karen Guertin
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Tel: 702-256-1659
Email: guertin.karen@gmail.com
Plaintiff and Attorney Pro Se